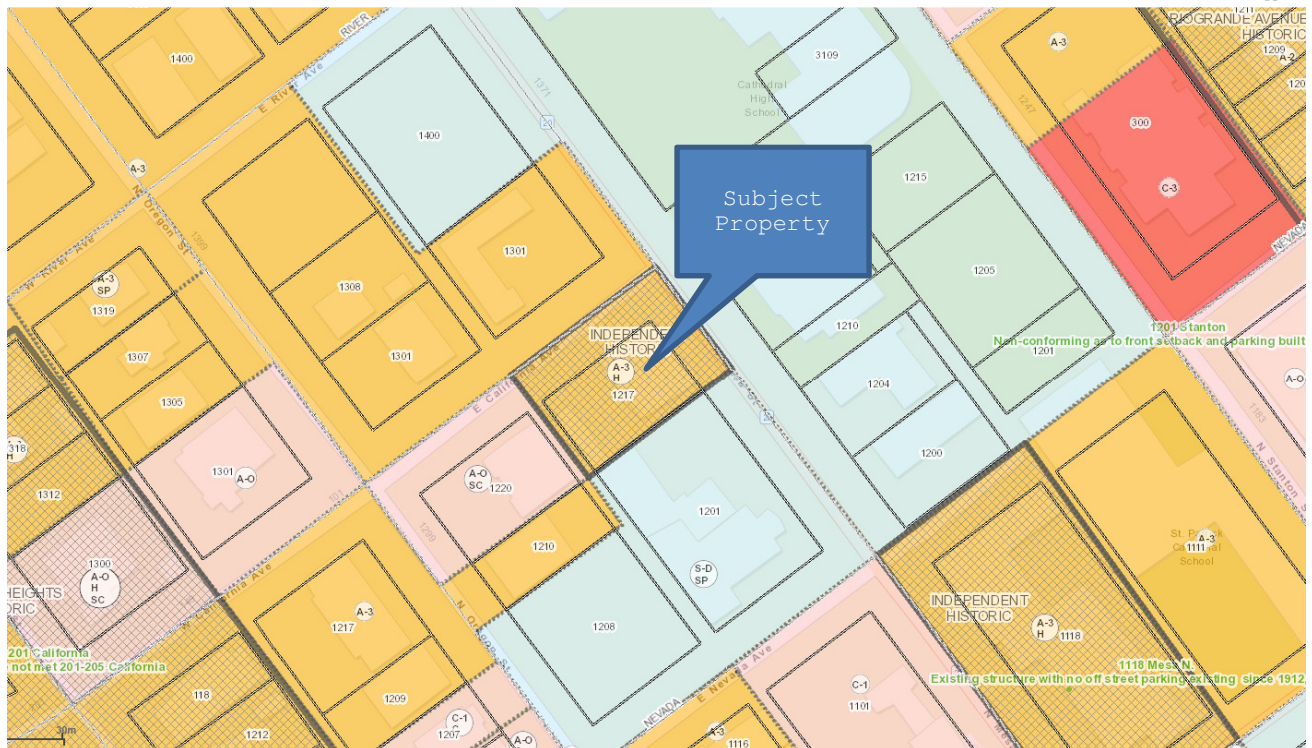




## PHAP19-00007

**Date:** February 11, 2019  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** 1217 N. Mesa LLC  
**Representative:** Jonathan Plundo  
**Legal Description:** 10 Alexander 8 To 10 (9516 Sq. Ft.), City of El Paso, El Paso County, Texas  
**Historic District:** Independent  
**Location:** 1217 N. Mesa Street  
**Representative District:** #8  
**Existing Zoning:** A-3/H (Apartments/Historic)  
**Year Built:** 1917  
**Historic Status:** Landmark  
**Request:** Certificate of Appropriateness for the removal of two windows on the rear façade and infill with brick  
**Application Filed:** 2/5/2019  
**45 Day Expiration:** 3/22/2019

### ITEM #2



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the removal of two windows on the rear façade and infill with brick

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:*

- *Windows in secondary facades shall be reviewed on a case by case basis.*
- *The size of the door or window opening should not be altered.*
- *The installation of mechanical equipment, such as air conditioning units, television, radio antennae, satellite dishes, and solar panels often results in a visually cluttered appearance to a building's exterior. Mechanical equipment should be installed in the least-visibly obtrusive location on the building, preferably at the rear of the building. In no case should mechanical equipment be installed on a visually-prominent point on a roof or where it becomes the most noticeable component of the building.*
- *If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior facades, historic building fabric, and site features.*
- *Locate new mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear façade, screened from public view.*

*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

The modification is that the new brick match the existing as closely as possible.

## AERIAL MAP





## EXISTING ELEVATION

